

**ZB# 74-22**

**Nick Antonelli**

**(no SBL given)**

Antonelli, Nick - 174-22

Public Hearing  
Nov. 4th - 8:30

(Garage)  
Sideyard Variance.

28 return receipts  
35 on list.  
(Hold)

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 74-22

Date: October 23, 1974

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

~~xx~~ (We) NICK and BETTY ANTONELLI of 225 Garden Street,  
(Street & Number)

New Windsor, N. Y. HEREBY MAKE  
(State)

APPLICATION FOR A VARIANCE:

A. Location of the Property 225 Garden Street, R. B.  
(Street & Number) (Zone)

B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) Sec. 48-14C

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: we have a hardship to our land.

There are houses all around us and we cannot purchase any more  
land but we desperately need this additional space.

2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: \_\_\_\_\_

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: \_\_\_\_\_

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: \_\_\_\_\_

the proposed garage will be of good construction and will fit  
in with the contour of our house and neighborhood.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: \_\_\_\_\_

- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

Construction of a garage on property located at 225 Garden Street,  
New Windsor, N. Y.

- E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 l&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: October 23, 1974.

Nicholas R. Donnelly  
Signature of Applicant

STATE OF NEW YORK) SS.:  
COUNTY OF ORANGE)

Sworn to on this 23rd day of Oct., 1974.

\_\_\_\_\_  
Address

Patricia Delio  
(Notary Public)

PATRICIA DELIO  
Notary Public, State of New York  
Appointed in Orange County  
Commission Expires Mar. 30, 1974

\_\_\_\_\_  
Telephone Number

(DO NOT WRITE IN THIS SPACE)

Application No. \_\_\_\_\_  
Date of Hearing \_\_\_\_\_  
Date of Decision \_\_\_\_\_

Granted

Date Received \_\_\_\_\_  
Notice Published \_\_\_\_\_

DECISION:

Public Hearing 8:15 pm.

Application for Variance

Nick & Eliz. Antonelli

Name :

Address:

Kenneth Bates

235 Spruce St

Christine Bates

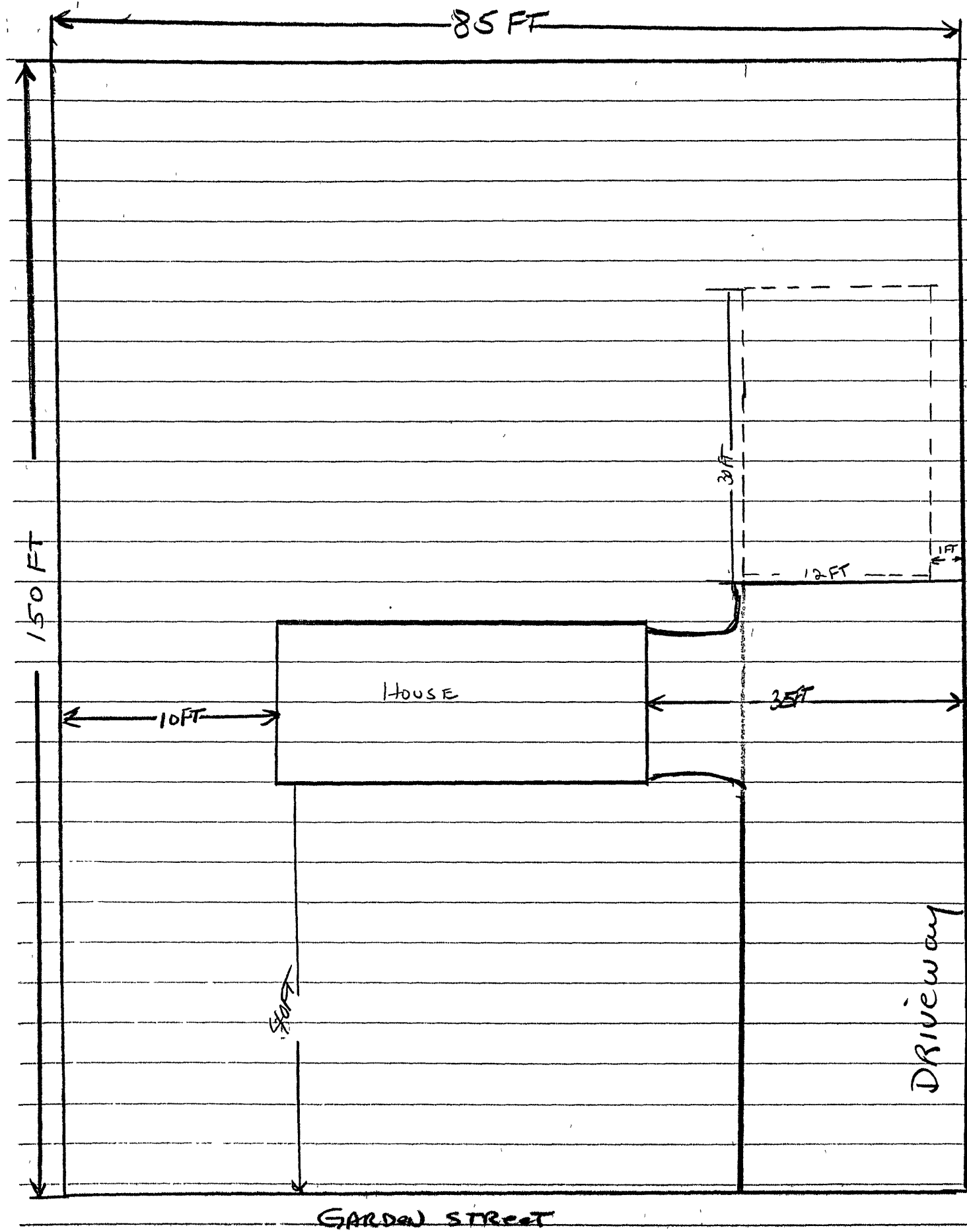
235 Spruce St.

ROBERT J. CHRISTIE,  
227 GARDEN ST  
NEW WINDSOR N.Y.

SIRS:

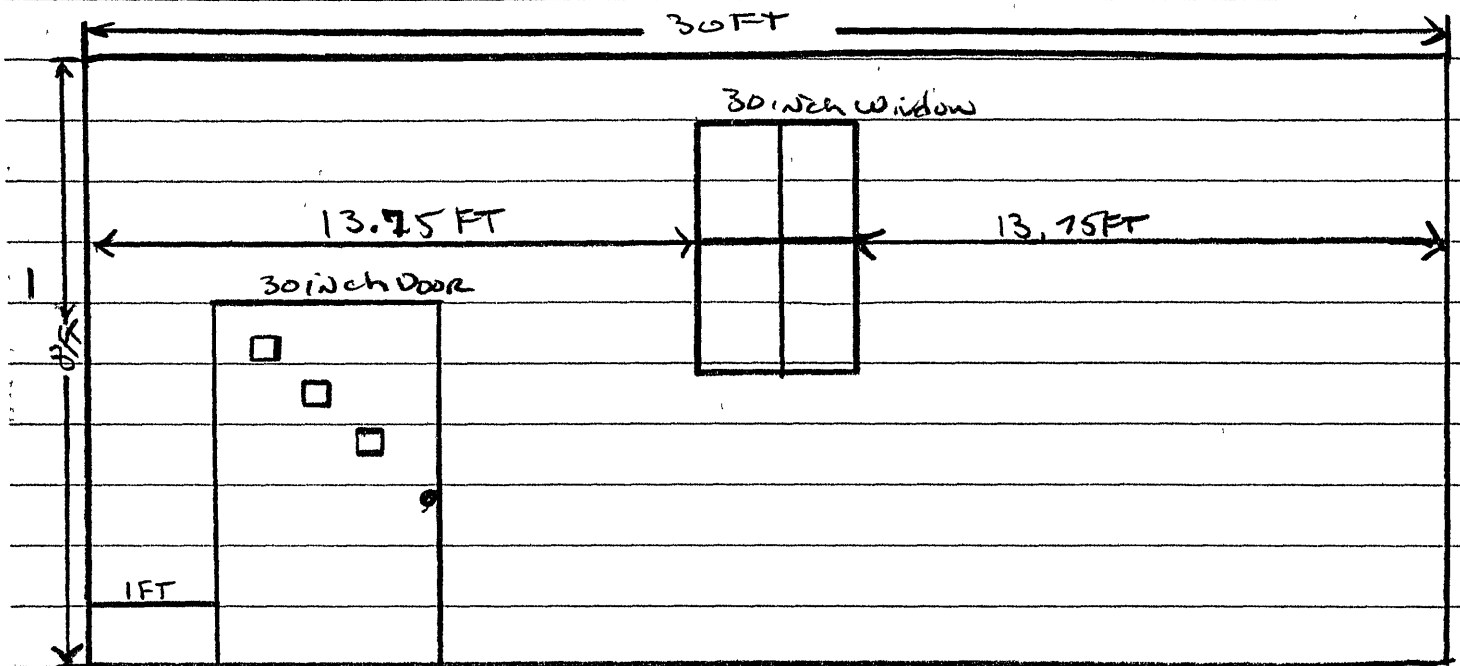
This letter is in reference to a matter pending before the Town of New Windsor Zoning board concerning the erection of a garage on the property of Mr. Nickolas Antonelli of 225 Garden St. I, Robert Christie of 227 Garden St, do hereby stipulate that I have no objections to the erection of said garage approximately 1 foot from my property line.

Robert J. Christie

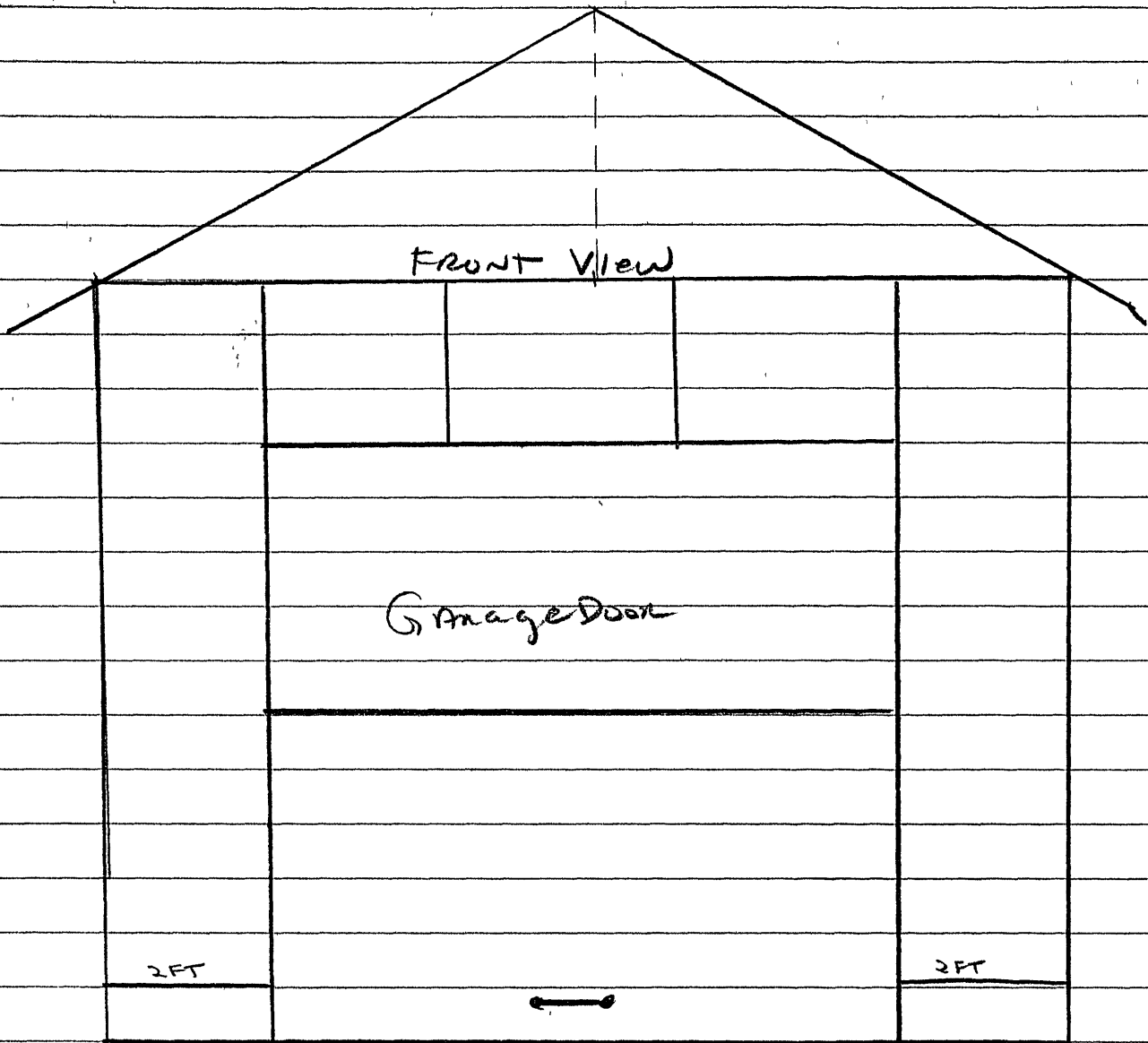


# Proposed Garage

## Side View







## COST

### CONSTRUCTION material

### COST

BLOCKS	280.00
2x4's	50.00
2x8	32.00
Plywood 1/2 IN Thick	225.00
Tarpaper	10.00
Metal Window	25.00
Wood Garage Door	75.00
Wood Side Entry Door	50.00
Cement (mosquero)	25.00
Sand	20.00
Cement Floor & Foundation	135.00
Backhoe work	100.00
	<hr/>
	\$7145.00

PUBLIC NOTICE OF HEARING BEFORE  
THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the  
Town of New Windsor, New York will hold a public hearing pursuant  
to Section 48-33 A of the Zoning Ordinance on the following proposition:

Appeal No. 22

Request of Nick & Eliz. C. Antonelli for a

Variance ~~Conditional Use Permit~~ of the regulations of

the Zoning Ordinance, to permit Construction of  
(describe proposal)

a garage with insufficient sideyard

being a Variance ~~Conditional Use Permit~~ of Article IV,

Section 48-14C, for property owned by him situated

as follows: No. 225 Garden Street,

New Windsor, N.Y.

SAID HEARING will take place on the 4th day of Nov., 1974,

at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.

beginning at 8:30 o'clock P. M.

Fred Wygant

Chairman

By: Patricia Delio, Secy.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

October 15, 1974

Mr. Nicholas Antonelli  
225 Garden Street  
New Windsor, New York 12550

RE: Elizabeth Antonelli Property

Dear Mr. Antonelli:

According to my records, the attache list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$25.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

*Ellsworth E. Weyant*  
ELLSWORTH E. WEYANT

Sole Assessor  
Town of New Windsor

EEW/pk  
att.



1763

## OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

---

Chairman

Ellsworth E Weyant

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

Ruggiero, Isadore & Concetta  
235 Oak Street  
New Windsor, New York 12550

Roe, Ezra & Joan  
237 Oak Street  
New Windsor, New York 12550

Laverty, Robert & Ruth  
239 Spruce Street  
New Windsor, New York 12550

Prahl, Julius & Irene  
241 Spruce Street  
New Windsor, New York 12550

Fiorelli, Louis & Maria  
242 Spruce Street  
New Windsor, New York 12550

Kosecksky, J.  
223 Garden Street  
New Windsor, New York 12550

Chiarella, Joseph & Gloria  
227 Garden street  
New Windsor, New York 12550

Wilkinson, George & Antonette  
231 Garden street  
New Windsor, New York 12550

Olympia, Joseph  
27 Clintonwood Drive  
New Windsor, New York 12550

Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Iacouino, Joseph & Geraldine  
237 Gården Street  
New Windsor, New York 12550

Cassidy, John & Alice  
239 Garden St.  
New Windsor, New York 12550

Holderfied, William & Linda  
236 Spruce Street  
New Windsor, New York 12550

Rolnick, Rae  
238 Spruce Street  
New windsor, New York 12550

Banulis, Bernard & Balbina  
240 Spruce Street  
New Windsor, New York 12550

Case, Richard & Carol  
224 Garden Street  
New Windsor, New York 12550

Zelikow, Manuel & Toby  
226 Garden Street  
New Windsor, New York 12550

Zeger, Emil & Serena  
228 Garden Street  
New Windsor, New York 12550

Fedorko, Charles R . & Joan  
222 Franklin Street  
New Windsor, New York 12550

Olympia, Gerald J. & Mary L.  
226 Franklin Street  
New Windsor, New York 12550



1763

## OFFICE OF THE ASSESSOR

## TOWN OF NEW WINDSOR

---

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

Vanasco, Frank & Frances  
125 S. William Street  
New Windsor, New York 12550

Olympia, Daniel & Alice  
227 Parkway Drive  
New Windsor, New York 12550

Bodenmiller, Herman & Anna  
225 Franklin Street  
New Windsor, New York 12550

Hamblin, David & Doris  
223 Franklin Street  
New Windsor, New York 12550

Casucci, Attilio & Margaret  
221 Franklin Street  
New Windsor, New York 12550

Ronsini, Carl & Mary  
222 Margo Street  
New Windsor, New York 12550

Ruscitti, Arron & Patricia  
224 Margo Street  
New Windsor, New York 12550

Olsen, Carole S.  
227 Pine Street  
New Windsor, New York 12550

McGrath, Joseph & Elsie  
230 Oak Street  
New Windsor, New York 12550

Lowry, Alfred J. & Anna A.  
237 Spruce Street  
New Windsor, New York 12550

Bates, Kenneth H. & Christine M.  
235 Spruce Street  
New Windsor, New York 12550

Croner, Fred C.  
233 Spruce Street  
New Windsor, New York 12550

Babcock, Edward V. & Gertrude  
231 Spruce Street  
New Windsor, New York 12550

Johnson, Charles S. & Anna S/  
230 Spruce Street  
New Windsor, New York 12550

Parkdale Estates, Inc.  
P.O. Box 4094  
New Windsor, New York 12550

Respectfully submitted,

ELLSWORTH E. WEYANT  
Sole Assessor  
Town of New Windsor

TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. ....

Date OCTOBER 10, 19 74

To NICHOLAS ANTONELLI  
225 GARDEN ST.  
NEW WINDSOR.

PLEASE TAKE NOTICE that your application dated OCTOBER 9, 19 74  
for permit to .. CONSTRUCT A GARAGE ..  
at the premises located at ... 225 GARDEN STREET ..

is returned herewith and disapproved on the following grounds:

INSUFFICIENT SIDE YARD -  
ORDINANCE REQUIRES TEN FEET FROM  
PROPERTY LINE.

Howard R. Coletti  
Building Inspector

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined... Oct 10 ... 19.. 74

Approved.....19.....

Disapproved a/c... ☒ .....

Permit No.....

Office of Building Inspector  
HOWARD COLLETT, Building Inspector  
Town Hall, 555 Union Avenue  
New Windsor, N. Y. 12550  
Telephone 565-8808

Refer —

Planning Board . . .

Highway . . . . . Pursuant to New York State Building Code and Town Ordinances

Sewer ..... .

Water . . . . .

Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Date... Oct 9 ... 19.. 74

INSTRUCTIONS

a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.

b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.

c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.

d. The work covered by this application may not be commenced before the issuance of a Building Permit.

e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.

f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations.

Nicholas R. Antinelli  
(Signature of Applicant)

225 Garden St.  
(Address of Applicant)



Name of Owner of Premises Elizabeth C. Antonelli  
Address 225 GARDEN ST. Phone No. 565-2134  
Name of Architect .....  
Address ..... Phone No. ....  
Name of Contractor OWNER .....  
Address ..... Phone No. ....  
State whether applicant is owner, lessee, agent, architect, engineer or builder: .....  
If applicant is a corporation, signature of duly authorized officer.

.....  
(Name and title of corporate officer)

1. Location of land on which proposed work will be done GARDEN ST.
2. Zone or use district in which premises are situated R.D.
3. Does proposed construction violate any zoning law, ordinance or regulation? .....
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:  
a. Existing use and occupancy Dwelling b. Intended use and occupancy Dwelling
5. Nature of work (check which applicable): New Building ☒ Addition..... Alteration... ..  
Repair..... Removal..... Demolition..... Other.....
6. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....  
Number of bedrooms..... Baths..... Toilets.....  
Heating plant: Gas..... Oil..... Electric..... /Hot Air..... Hot Water.....  
If garage, number of cars 1...
7. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....  
.....
8. Estimated cost \$1145.00 Fee.....  
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

9. Size of lot: Front ..8.5..... Rear ...8.5..... Depth .15.0..... Front Yard ....40 FT...  
Rear Yard .70 FT... Side Yard 10/35... Is this a corner lot? ..N.O....
10. Dimensions of existing structures, if any: Front ...40..... Rear .30.....  
Depth .30..... Height 25..... Number of Stories ...1.....
11. Dimensions of same structure with alterations or additions: Front ..... Rear .....  
Depth ..... Height ..... Number of Stories .....
12. Dimensions of entire new construction: Front ..12..... Rear .7.2.....  
Depth ...30..... Height ..10 FT..... Number of Stories ...1.....
13. Name of Compensation Insurance Carrier .....  
Number of Policy ..... Date of Expiration .....
14. Will electrical work be inspected by, and a Certificate of Approval obtained from, the New York Board  
of Fire Underwriters or other agency or organization?  
If so specify.....
15. IMPORTANT: Do not pour footings until the location of building on lot, and soil has been inspected.
16. Before a Certificate of Occupancy can be issued, a certified survey must be filed. (May be waived.)
17. Walls not to be lathed until Department inspection is made.
18. Defer backfilling until waterproofing of foundation is approved by Department.

PLOT PLAN

7 Franklin Avenue  
New Windsor, N. Y.  
October 24, 1974

Joseph LoScalzo, Chairman  
New Windsor Planning Board  
55 Union Avenue  
New Windsor, N. Y. 12550

RE: APPLICATION FOR VARIANCE-  
Nicholas and Elizabeth Antonelli

Dear Mr. LoScalzo:

Enclosed please find the above application for  
a variance together with public hearing notice.

Kindly be advised that this hearing will take  
place on Monday evening, November 4th at 8 p.m. at the  
Town Hall.

Yours truly,

PATRICIA DELIO, Secretary

/pd

Enc.

cc: Howard Collett, Bldg. Inspector

ZONING BOARD OF APPEALS  
Town of New Windsor, New York 12550

October 30, 1974

TO: ZONING BOARD OF APPEALS

Dear Members:

Regular meeting on Monday evening, November 4th, 7:30 p.m.  
at the regular place.

Agenda: 7:30 - ROLL CALL

Motion to approve the October 28th minutes  
as written.

8 p.m. - PUBLIC HEARING on application of  
Nicholas and Elizabeth Antonelli of  
225 Garden Street, New Windsor.  
Variance for sideyard. (Garage.)

DECISION: On application of National Bank of Commerce  
and Laskin - Consolidated Iron and Metal.

Discussion period.

Adjournment.

Sincerely,

A handwritten signature, possibly reading "Dad", is written in ink below the word "Sincerely,".